

BOARD BOOK

August 13, 2019

11:00 a.m.

JB Pritzker, Governor

Eileen Rhodes, Chair

Video-Conference between:

James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois

Illinois Dept. of Transportation
1102 East Port Plaza
Collinsville, Illinois

Robert Oxtoby Board Room
Wm. G. Stratton Office Building
401 S. Spring St., 3rd Floor
Springfield, Illinois

Jim Underwood, Executive Director

BOARD MEMBERS:

Eileen Rhodes, Chair

Glyn Ramage

Martesha Brown

David Arenas

Pam McDonough



CAPITAL DEVELOPMENT BOARD

**August 13, 2019, 11:00 a.m.
Video-Conference
between
the following three locations:**

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

CALL TO ORDER

1. Roll Call of Members
2. Confirmation of a Quorum

PRELIMINARY ITEMS

3. Adoption of Agenda
4. Approval of the July 9, 2019 Minutes 1-6
5. Approval of the July 9, 2019 Executive Minutes
6. Introduction of Guests

BOARD ACTION

7. Proceed Order – Dixon National Guard Armory 7-10
8. Proceed Order – Chicago Veterans’ Home 11-13
9. Proceed Order – New In-Patient Treatment Center 14-17
10. Architect/Engineer Selection Recommendations from PSB 253 18-39
11. Higher Ed Architect/Engineer Selection Recommendation 40-41

INFORMATIONAL ITEMS

12. Director’s Architect/Engineer Selections 42-44
13. Change Order for Board Authorized Proceed Order 45
14. Quarterly Report on Restarts 46
15. Construction Project Status Report

EXECUTIVE SESSION

Staff contacts: Amber Evans 217.782.8726 and Heather Bova 217.782.8729

SUBJECT: Meeting Minutes for July 9, 2019 Board Meeting

The July 9, 2019 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

Eileen Rhodes, Chair
Pam McDonough
David Arenas

Collinsville

Glyn Ramage

Others present:

Chicago

Amy Romano, CDB
Jim Underwood, CDB
Ron Wright, CDB
Mike Wilson, CDB
Karla Springer, CDB
Brent Lance, CDB
Jesse Martinez, CDB
Andrea Bauer, CDB
Jaclyn O'Day, CDB
Carlos Cano, CDB
Dan Bielski, CDB
David Secrest, Turner Construction
Gwen Diehl, IDVA
Evan Fazio, IDVA
Matt Eddington, IDVA
Rena Lim, CDB
Tony Kolbeck, IDVA
Emily Zgonjanin, CDB
Darnell Barnes, CDB
Peter Dombrowski, Knight E/A

Springfield

Amber Evans, CDB
Heather Bova, CDB
Marcy Joerger, CDB
Lauren Noll, CDB
Paul Kmett, CDB
Heidi Hildebrand, CDB
Lisa Hennigh, CDB
Don Broughton, CDB
Keira Mosley, CDB
Roger Kuhl, CDB
Tim Patrick, CDB
Jen Boen, CDB
Art Moore, CDB-CPO
James Cockrell, CDB
Mike Hays, CDB-SPO
Kathryn Martin, CDB
Jack Sandstorm, CDB

The meeting was called to order at 11:17 a.m.

Amber Evans took roll call. For the record, Chair Eileen Rhodes and members Pam McDonough and David Arenas were present at the Chicago meeting site and Board member Glyn Ramage was present at the Collinsville meeting site.

Ms. McDonough moved and Mr. Ramage seconded a motion for the adoption of the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Ramage moved and Ms. McDonough seconded a motion to approve the minutes of the June 11, 2019 meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

Ms. McDonough moved and Mr. Ramage seconded a motion to approve the executive session minutes of the June 11, 2019 meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

All attendees and guests in Chicago and Springfield introduced themselves to the Board. There were no guests in Collinsville.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – Chicago Veterans’ Home

Illinois Department of Veterans’ Affairs

Construct 200 Bed Veterans’ Home Facility

Chicago, Cook County, Illinois

CDB Project No. 040-080-001

A/E: Harley Ellis Devereaux

Proceed Order for IHC Construction Companies..... \$159,285.55

Ms. McDonough moved and Mr. Ramage seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Change Order to the Board:

Change Order – Chicago Veterans’ Home

Illinois Department of Veterans’ Affairs

Construct 200 Bed Veterans’ Home Facility

Chicago, Cook County, Illinois

CDB Project No. 040-080-001

A/E: Harley Ellis Devereaux

Change Order for IHC Construction Companies..... \$134,848.94

Change Order for CR Leonard \$ 75,463.31

Change Order for Great Lakes Plumbing..... \$177,772.68

Change Order for Elite Electric Company..... \$ 18,476.68

Total Change Order..... \$406,561.61

Ms. McDonough moved and Mr. Ramage seconded a motion to approve the Change Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Single Bid Award to the Board:

Single Bid Award – Department of Military Affairs

Renovate Parking Lot

Marion Readiness Center

Marion, Williamson County, IL

CDB Project No. 546-035-005 – General

Single Bid Award Samron Midwest Contracting, Inc. \$656,000.00

Mr. Ramage moved and Ms. McDonough seconded a motion to approve the Single Bid Award. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – General Jones Armory

Illinois Department of Military Affairs

Upgrade Mechanical System

Chicago, Cook County, Illinois

CDB Project No. 546-070-026

A/E: DLZ Illinois, Inc.

Proceed Order for Amber Mechanical Contractors, Inc. (Heating) \$217,350.00

Ms. McDonough moved and Mr. Ramage seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – College of Lake County

Illinois Community College Board

New Science Addition and Renovations

Grayslake, Lake County, Illinois

CDB Project No. 810-056-025

A/E: Legat Architects, Inc.

Proceed Order for Path Construction Company (General)..... \$90,000.00

Ms. McDonough moved and Mr. Ramage seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following three A/E selection recommendations from PSB 252:

1.	651-225-001	Capital Development Board Indefinite Delivery/Indefinite Quantity Services Northern 1. Johnson Lasky Kindelin Architects, Inc. 2. Batir Architecture, Ltd. 3. Stanley Consultants, Inc.	Appropriation: TBD Project Cost: TBD
2.	651-250-001	Capital Development Board Indefinite Delivery/Indefinite Quantity Services Central 1. Bailey Edward Design, Inc. 2. Allied Design Consultants, Incorporated 3. Dewberry Engineers, Inc.	Appropriation: TBD Project Cost: TBD
3.	651-275-001	Capital Development Board Indefinite Delivery/Indefinite Quantity Services Southern 1. Eggemeyer Associates Architects, Inc. 2. Architechniques, Ltd. 3. EDM Incorporated	Appropriation: TBD Project Cost: TBD

Mr. Arenas moved and Mr. Ramage seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance noted the following Architects/Engineers selected by the Executive Director as informational items:

1.	040-010-018	Department of Veterans' Affairs Abate Asbestos for Demolition Quincy Veterans' Home, Adams County 1. Tropical Environmental, Inc.	Project Cost: \$947,000
2.	120-178-012	Department of Corrections Replace Underground Wiring in R-4 and Assess Remaining Facility Big Muddy Correctional Center Ina, Jefferson County, Illinois 1. McCoy and Howard Consulting Engineers, Inc.	Project Cost: \$750,000

3.	120-230-133	Department of Corrections Replace HVAC – Health Care Unit Stateville Correctional Center Joliet, Will County, Illinois 1. Sebesta, Inc.	Project Cost: \$4,300,000
4.	120-295-013	Department of Corrections Emergency Chiller Replacement Lawrence Correctional Center Sumner, Lawrence County, Illinois 1. Webb Engineering Services, Inc.	Project Cost: \$TBD
5.	291-085-001	Illinois State Police Replace Radio Tower and Upgrade HVAC at the Communications Building Fairfield, Wayne County, Illinois 1. Woolpert, Inc.	Project Cost: \$537,200

Mr. Wright noted the following Single Bid Awards as information items:

Single Bid Award – Department of Transportation (IDOT)

CDB Project No. 630-032-007 Ph. 1

Various Improvements

Naperville Maintenance Yard

Naperville, DuPage County, Illinois

Single Bid Award to C.W. Burns Co., Inc..... \$293,500.00

Single Bid Award – Joliet Jr. College

CDB Project No. 810-048-024

Upgrade Air Handling Units

Temperature Controls Work

Joliet, Will County, Illinois

Single Bid Award to Johnson Controls, Inc..... \$124,700.00

Mr. Wright gave an update on the Change Order Report to the Board.

Mr. Wright gave an update on the Quarterly Remobilization Project Report to the Board.

Ms. McDonough moved and Mr. Ramage seconded a motion to move to Executive Session for the purpose of discussing pending and probable litigation. Chair Rhodes called for a vote, and the motion was approved unanimously.

Executive Session convened at 12:23 p.m. One item of business was discussed.

Ms. McDonough moved and Mr. Arenas seconded a motion to return to open session. Chair Rhodes called for a vote, and the motion was approved unanimously.

Regular session was reconvened at 1:18 p.m.

Ms. McDonough moved and Mr. Arenas seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously. The meeting adjourned at 1:19 p.m.

Project Number: 546-110-011

Description: Construct Parking Lot
Dixon National Guard Armory
Dixon, Lee County, IL

Using Agency: Illinois Department of Military Affairs

Architect/Engineer: Prairie Engineers
404 North Main Street
Columbia, IL 62236

Total Project Budget: \$1,750,000.00
Unobligated Funds: \$ 25,212.00
(additional funds added upon request)
Total Spent to Date: \$ 165,961.72
Percent Complete: 9.4%

Project Manager: Timothy Dietz



Project History: The scope of the work provides for the construction of two new parking lots; a 15,000 square foot military vehicle lot constructed of Portland concrete and a 21,000 square foot private vehicle lot constructed of hot-mix asphalt pavement. Construction of these lots includes: aggregate base sources, pavement marking, drainage structures and piping, security fencing and site lighting.

Construction of the parking lots required an existing, vegetation-covered, earthen railroad embankment be removed and the site regraded. During the design phase, the existing earthen berm tested positive for soil contamination; however, not enough testing was done to fully identify the boundaries of the contaminated soils. After removal of the vegetation and just prior to the start of excavation, it was determined that more borings needed to be made to further test the soils and determine the boundaries of the contamination. The results indicated that there are additional areas of contamination that were not identified in the original bidding documents. Removal of the additional contamination will result in additional disposal fees.

Description of RFP Change: Remove soils exceeding the Tiered Approach to Corrective Action Objectives tier 1 limits and haul them to a subtitle D landfill. Soils identified as Non-Clean Construction and Demolition Debris (CCDD) soils shall be used as fill under the new parking lots or transported to a disposal site permitted to accept such material. Actual disposal tickets and time will be accurately kept to verify the costs. This will be classified as an undiscovered soil condition.

Requested Action: We are requesting approval of Proceed Order G-1 in the amount of \$160,000.00 to allow the contractor to proceed with disposal of the additional contaminated soils.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Martin & Company Excavating	General	\$160,000.00	\$1,331,202.00	12%
Total All Proceed Orders		\$160,000.00	\$1,331,202.00	12%

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: 1

Date: 07-18-19

Associated RFP No. G-1

1. Contractor: (Name and Address)

Martin & Company Excavating
2456 E. Pleasant Grove Road
Oregon, IL. 61061

Project No.: 546-110-011

Project Name and Location:

Construct Parking Lot @ Dixon National Guard Armory

Contract No.: 19041341

Contract Work: General

2. Request for Change by: A/E

3. Reason for Change and Justification for the Proceed Order:

During design, soil testing and analysis was provided by the Illinois EPA at the direction of the Illinois Department of Military Affairs. This was used as the basis of design relating to soil contamination present at the site. It was determined after construction started that this environmental testing was flawed and verbal recommendations from the IEPA were inadequate to delineate the on-site soil contamination during construction. Additional sampling was performed by the A/E's consultant to identify the boundaries of the contaminated soils. This resulted in a larger area than expected. Additional contaminated soils will need to be transferred off site to a subtitle D landfill. A Proceed Order will allow the contractor to continue with the excavation work and track the actual amounts via on-site testing at the time of excavation.

4. Description Of Change In Work:

Areas identified in the GSG Consultants Supplemental Environmental Soils Sampling and Soils Management Plan letter dated March 22, 2019, shall be handled as follows; Soils exceeding TACO tier limits are considered non-special hazardous waste and shall be hauled off site to a subtitle D landfill. Soils identified as Non-CCDD soils shall be used as on-site fill. Per RFP & CO G-1

5. Total Value Of This Order Not To Exceed:

\$ 160,000.00

6. Other Associated Proceed Orders (Number and Amount): N/A

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial


TD (Up to \$9,999)

(Up to \$24,999)

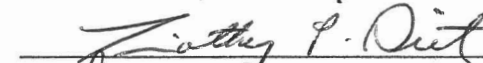
(Up to \$49,999)

(Up to \$74,999)

(Up to \$100,000)


Contractor Representative

7/18/19
Date


Project Manager

07-18-19
Date


Regional Manager

7/22/19
Date


Construction Administrator

7/22/19
Date

Deputy Director - Construction

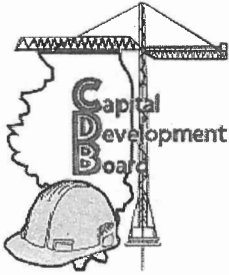
Date

Executive Director

Date

If Board Level insert Agenda Item No. _____ and Board Meeting Date _____

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR



Jim Underwood, Executive Director

MEMORANDUM

BOARD MEMBERS

Eileen Rhodes
Chairman

Glyn M. Ramage

Pam McDonough

Martasha Brown

David Arenas

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
Carbondale, IL
62903-6102

IDOT District 3 Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

East St. Louis
Community College Center
601 James R. Thompson Blvd.
Building B., Suite 1025
E. St. Louis, Illinois
62201-1129

217.782.2864
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www.illinois.gov/cdb

TO: Upper Management

FROM: Tim Dietz SR PM

DATE: 07-19-19

RE: CDB Project 546-110-011 Construct Parking Lot @ Dixon Armory

I am requesting approval of the enclosed Board Level Proceed Order. An RFP & CO G-1 was developed to deal with some contaminated soils at the project site.

The project was designed by Prairie Engineers PC under a direct contract with Military Affairs and then given to CDB for bidding and construction phases. The scope of the project is to remove an earthen berm that used to support rail road tracks that lead to a bridge that crossed the Rock River at this location, and then construct a two-level parking lot that will be used to park military equipment and personal vehicles.

The project was Bid, Awarded and the ATP issued. The contractor removed the trees and vegetation that covered the berm and was ready to start excavation but the A/E's consultant that was to oversee the soils removal stated they would not participate because they felt the quantities and soil management plan provided by the IEPA were inadequate. Discussions followed as how to deal with this. It was decided that additional borings were needed to fully identify the boundaries and type of contaminants. This was performed by the A/E's consultant and a soil management plan was developed. The results of these addition borings and testing identified a larger area of contamination that was identified in the bidding documents.

I have learned that during the design phase soil boring were performed and samples were tested, which did identify some contaminants. The Engineers environmental consultant recommended that a more in-depth soils analysis be done to quantify the amount of contaminated soils that may be involved but Military Affairs did not want to pay the additional costs and got the IEPA involved. The IEPA did their own soil borings and sampling which confirmed contaminates but their report did not quantify the anticipated amounts.

We now know that a larger area of soils will need to be hauled to a subtitle D landfill. There are some soils that can be left on site if used as fill and encapsulated. The remaining soils will need to be hauled to a site that can accept it. The contractor owns a site not far from the project site but needs to get it permitted to accept it. There are a couple pockets of soils that are questionable as to whether they will need to go the landfill or not and that will be determined in the field by the environmental consultants from the A/E and the contractor's environmental sub that is handling the permitting and coordinating the hauling.

The additional fees are to cover the cost of transporting the additional soils to the landfill and the identification of contaminated soils.

The project has been delayed significantly because of this issue so getting this approved is essential in order to get the parking lots installed before fall and winter arrives.

The RFP & CO will be coded a soil condition.

Project Number: 040-080-001

Description: Construct 200 Bed
Veterans' Home Facility
4250 N. Oak Park Ave
Chicago, Cook County, IL

Using Agency: Illinois Department of Veterans' Affairs

Architect/Engineer: Harley Ellis Devereaux
One East Wacker Drive, Suite 200
Chicago, IL 60601

Total Project Budget: \$118,523,968.00

Unobligated Funds: \$ 10,393,784.00

Total Spent to Date: \$ 59,745,228.00

Percent Complete: 65%

Project Manager: Emily Zgonjanin



Project History: This project consists of the construction of a 200 bed, 5 story precast concrete veterans' home, located at the southwest corner of West Forest Preserve Road and North Oak Park Avenue. The facility will include private bedrooms and private bathrooms, 16 residential kitchens, a commercial kitchen, administrative, recreational, and support spaces, outdoor space and parking for 181 vehicles. The completed building will be LEED Silver Certified.

During excavation of the west parking lot a large pocket of unsuitable soils (organic topsoil) was discovered. This excavation found top soil and then clay soil at a depth of approximately 12 inches below the existing subgrade. This type of soil is unsuitable to provide the base for the construction of the parking lot.

The west portion of the project site had six (6) soil borings completed during early design; however, none of the soil borings indicated the unsuitable soil condition. Both the civil engineer and the soil engineer for the project are requiring the unsuitable soil be removed and replaced with stone.

This change is to remove 12 to 24 inches of organic topsoil and replace it with compacted stone. The excavated quantities will be monitored by the project soil testing company and the construction manager, Turner Construction. All quantities will be documented and confirmed for final pricing on the change order.

The change is for the General Contractor– IHC Construction Companies, LLC

Description of RFP Change: This proceed order will allow for the excavation of the unsuitable soil in the west parking lot and replacement with compacted stone. This will be classified as an undiscovered soil condition.

Requested Action: We are requesting board approval of proceed order G-55 in the amount of \$192,935.37. Approval of this proceed order will allow the general contractor to continue work to complete the west parking lot and meet the project schedule.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
IHC Construction Co., LLC	General	\$192,935.37	\$32,542,689.00	.59%
	General			
Total All Proceed Orders		\$192,935.37	\$32,542,689.00	.59%

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: PO G-55

Date: 8/5/2019

Associated RFP No. G-55

1. Contractor: (Name and Address)

IHC Construction Companies

1500 Executive Drive

Elgin, IL. 60123

Project No.: 040-080-001

Project Name and Location:

Construct 200 bed Veterans Home -Chicago

Contract No.: 15044341

Contract Work: General

2. Request for Change by: General Contractor

3. Reason for Change and Justification for the Proceed Order:

Unknown unsuitable organic soil (Black Topsoil) was found during excavation of the west parking lot area. The Civil Engineer and Soils Testing Engineer are requiring removal of the soil and replacement with stone to provide a proper structural base for the parking lot. Options of replacement with stockpiled clay soil or augmentation were reviewed and are not possible. Removal of the unsuitable soil needs to proceed to keep sitework proceeding and to meet the project completion schedule.

4. Description Of Change In Work:

Remove all organic top soil encountered in excavated area of the west parking lot replace with compacted stone as specified by the soils testing engineer. Provide unit pricing per cubic yard for soil removal and stone replacement as part of this PO. All excavating and stone replacement will be monitored and documented for quantities by the soils testing company and the project CM. Any contaminated soils discovered during the excavation will be removed from the site under previously approved Proceed Order G-35.\$21,410.

5. Total Value Of This Order Not To Exceed:

\$ 192,935.37

6. Other Associated Proceed Orders (Number and Amount):

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial

(Up to \$24,999)

(Up to \$49,999)

(Up to \$74,999)

(Up to \$100,000)

Contractor Representative

Project Manager

Regional Manager

Construction Administrator

Deputy Director - Construction

Executive Director

8-8-19
Date

8/6/19
Date

8/7/2019
Date

Date

Date

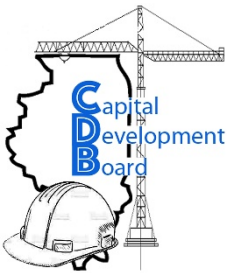
Date

405-111

Probable Classification

If Board Level insert Agenda Item No. and Board Meeting Date

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR



Jim Underwood, Executive Director

BOARD MEMBERS

Eileen Rhodes
Chair

Glyn M. Ramage

Pam McDonough

Martesha Brown

David Arenas

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
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60601-3283

**Dunn-Richmond Economic
Development Center**
1740 Innovation Drive
Suite 258
Carbondale, Illinois
62903-6102

IDOT District 3 Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

**East St. Louis
Community College Center**
601 James R. Thompson Blvd.
Building B., Suite 2079
E. St. Louis, Illinois
62201-1129

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217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

TO: Ron Wright
Construction Administrator

FROM: Dan Bielski, Senior Project manager

DATE: August 5, 2019

RE: CDB# 040-080-001 Ph2 - Construct 200 Bed Veterans Home
Request for Proceed Order Approval and Board Presentation

Proceed Order G-55 to remove and replace unsuitable soils in west parking lot area of the site in the not-to-exceed amount of \$192,935.37.

The west parking lot is approx. 26,000 SF area with permeable paver construction and natural drainage swales in island areas. Six (6) soil boring samples were taken from the west parking lot area early in design, three (3) of the borings fell within the parking lot design area. The soil borings did not show the unsuitable soils, the boring data indicated 6-12" topsoil with clay below.

GC in mid July 2019 started excavating the site for the west water retention area and west parking lot. 6-12" of existing topsoil was removed, an additional 18" of clay soil was removed to the specified parking lot grade elevation. Black organic topsoil was discovered at this elevation.

The soils testing company SEECO and contractor proofrolled the areas on July 26th and July 31st, 2019 with a fully loaded dump truck. More than 39 spots failed to pass proofroll observation. Four (4) test pits were dug down to 24" in the parking area. The test pits indicate pockets of 12 to 24" of top soil. Based on the proofrolling and test pits the CE and Soils Engineer recommend removing all the black topsoil down to clay and filling with compacted stone.

The team investigated the possibility of replacing the removed soil with clay soil stockpiles onsite, but there is not enough stock piled clay to be used on the west parking lot. The stock piled clay is designated to be used to bring the south parking lot up to grade.

FUTURE SITEWORK: The south parking lot soil borings do not show unsuitable soil, but excavation will start in that parking in the next month. We could encounter additional soil issues in the south lot.

Project Number: 120-000-062

Description: Construct In-Patient Treatment Center
Illinois Department of Corrections
Joliet Treatment Center
Joliet, Will County, IL

Using Agency: Illinois Department of Corrections

Architect/Engineer: HDR Architecture, Inc.
30 West Monroe Street, Suite 700
Chicago, IL 60603

Total Project Budget: \$163,706,847.00

Unobligated Funds: \$ 439,000.25

Total Spent to Date: \$ 17,794,522.03

Percent Complete: 12%



Project Manager: Steve Halm

Project History: The scope of work for this project provides for the construction of a new In-Patient Treatment Center at the Joliet Department of Corrections. Construction includes 150 mental health beds, 50 medical beds, a medical clinic, mental/medical health support spaces, dietary, laundry and vehicular sally port areas. The scope also provides for the construction of a new administration building that includes a public lobby, security area, pedestrian sally port, training area, staff offices and staff fitness center spaces. A new central utility plant will be constructed to support the new buildings. Also included are utility upgrades, site lighting, access roads and additional parking as needed to support the new construction.

Phases one and two of the project are underway. The temporary fencing, mass excavation and site fill work for phase one are complete. The footing/foundation work in the phase one area has begun. Phase two mass excavation and underground utility work is underway. Site demo and excavation for the administration building is also underway.

During excavation of the phase two area, and in the vicinity of boring #22, the geotechnical engineer noticed what appeared to be undocumented fill throughout the soil. The geotechnical engineer directed the contractor to dig three test pit areas to determine the soil content of each of these test pits. All three of the pits contained undocumented fill to a depth of approximately eleven feet. This undocumented fill must be removed to an approved site and support foundations need to be constructed in the affected areas.

Description of RFP Change: Approval of proceed order G-2 will allow for the necessary work involved with disposing of the classified soils and installing geo-piers to support foundations in the affected areas. Compacted fill will be used in areas requiring smaller excavations. This will be classified as an undiscovered soil condition.

Requested Action: We are requesting board approval of Proceed order G-2 in the amount of \$350,000.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
River City Construction LLC	General	\$ 350,000.00	\$ 159,233,000.00	.22%
		\$350,000.00	\$159,233,000.00	.22%
Total All Proceed Orders				

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: G-2

Date: 8-7-19

Associated RFP No. G-2

1. Contractor: (Name and Address)
River City Construction LLC
101 Hoffer Lane
E. Peoria, IL 61611

Project No.: 120-000-062
Project Name and Location:
Construct In-Patient Treatment Center
Joliet Treatment Center, Joliet, Will County

Contract No.: 19DB0141
Contract Work: General

2. Request for Change by: Contractor

3. Reason for Change and Justification for the Proceed Order:

Unsuitable soils, not previously identified via soil borings, were encountered during excavation in the phase two area.

4. Description Of Change In Work:

Remove and properly dispose of classified soil spoils as necessary to support the installation of geopiers and/or spread footings in affected areas as directed by the Geotechnical Engineer. Scope shall also include the placement of compacted fill in smaller areas where deemed necessary. NTE amount is based on RCCC's e-mail proposal dated 8-7-19. Full scope of work to be later described in RFP C/O G-2.

5. Total Value Of This Order Not To Exceed: \$ 350,000.00

6. Other Associated Proceed Orders (Number and Amount): None

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial

Contractor Representative

Date

(Up to \$9,999)

Project Manager

Date

205-Undisclosed
Condition

Probable Classification

(Up to \$24,999)

Regional Manager

Date

(Up to \$49,999)

Construction Administrator

Date

(Up to \$74,999)

Deputy Director - Construction

Date

(Up to \$100,000)

Executive Director

Date

If Board Level insert Agenda Item No. and Board Meeting Date

August 7, 2019

Mr. Terry Littell, AIA
HDR
30 W. Monroe, Suite 700
Chicago, IL 60603

Reference: CDB Project No: 120-000-062
CDB Contract No: 19-DB-0141
New In Patient Treatment Center
Joliet, IL

Subject : RFPCO G-2

Dear Terry,

On 7/25 while stripping topsoil in the vicinity of boring B-22, the on site geotech testing agency (TSC) noticed what appeared to be undocumented fill. TSC directed RCC to dig three test pits of which exhibited undocumented fill material. TSC tested the undocumented fill material and recommended that it be undercut and replaced with engineered fill to support footings and the slab on grade. Currently the site does not need any more fill material so the undocumented fill would need to be removed from the site. The Geotechnical and Soil Sampling/Environmental report provided in the Bridging Documents determined the soils on site to be classified as contaminated and required they be taken to a landfill that is licensed to accept this type of waste as it is not suitable for disposal at a CCDD facility. The cost to dispose of contaminated soil at a licensed landfill is significantly more than disposal at a CCDD facility.

To reduce costs we are pursuing an option which is acceptable per the Structural Engineer of Record and TSC. This option is to install geopiers at the unsuitable soil area which will significantly reduce the amount of spoil removal and significantly cut costs.

We are hereby submitting our NOT TO EXCEED cost proposal to remove and replace unforeseen unsuitable soil as determined by Testing Service Corporation's attached letter.

We request a proceed order be issued in an effort to minimize impacts on the schedule.

Builders...Concept to Completion.



This work will be performed for the not to exceed amount of \$350,000.00.

This amount exceeds what we have listed in the attached CPBS. We are requesting the amount listed above as earthwork has only been performed on 2 of 5 phases and the additional amount can be applied if unsuitable soil is encountered in other phases.

If the above meets with your approval, please issue a formal Change Order

Sincerely,
RIVER CITY CONSTRUCTION, L.L.C.

Phil Kingdon
Sr. Project Manager

Builders...Concept to Completion.

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
039-060-055	Repair Grandstand Department of Agriculture DuQuoin State Fairgrounds, Perry County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Hurst-Rosche, Inc.	\$2,369,500
039-150-190	Replace HVAC - Emmerson Building Department of Agriculture Illinois State Fairgrounds, Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Allied Design Consultants, Incorporated EDM Incorporated WRF Engineers LLC	\$ 838,500
040-020-067	Replace Water Mains Department of Veterans' Affairs Illinois Veterans' Home at Manteno, Kankakee County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Mackie Consultants, L.L.C. Milhouse Engineering and Construction, Inc. V3 Companies, Ltd.	\$2,038,000
120-135-070	Upgrade Ash Handling System Department of Corrections Logan Correctional Center, Lincoln, Logan County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Middough Inc.	\$1,672,500

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
125-080-004	<p>Replace Security Locks, Doors, Windows, Furnishing and Equipment Department of Juvenile Justice Illinois Youth Center - Warrenville, DuPage County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Globetrotters Engineering Corporation Rubinos and Mesia Engineers, Inc.</p>	\$3,409,600
250-020-044	<p>Renovate the Bilandic Building Department of Central Management Services Michael A. Bilandic Building, Chicago, Cook County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> B + A Engineers, Ltd. Globetrotters Engineering Corporation Primera Engineers, Ltd.</p>	\$2,000,000
250-041-012	<p>Upgrade HVAC System and Lighting Department of Central Management Services Springfield Regional Office Building, Sangamon County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Affiliated Engineers, Inc. Delta Engineering Group, LLC EDM Incorporated</p>	\$3,437,500
250-100-010	<p>Repair Exterior - South Building Department of Central Management Services The Franklin Complex, Springfield, Sangamon County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Allied Design Consultants, Incorporated Evan Lloyd Associates, Inc. Steckel-Parker Architects, Inc.</p>	\$ 910,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
250-189-018	<p>Replace Chillers Department of Central Management Services Springfield Computer Facility, Sangamon County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Affiliated Engineers, Inc. EDM Incorporated Henneman Engineering Inc.</p>	\$3,163,300
291-240-011	<p>Replace Roofing System Illinois State Police Sterling District 1, Whiteside County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Kelly & Associates-Architecture</p>	\$ 420,600
321-015-097	<p>Upgrade Facility Energy Management System Department of Human Services Choate Mental Health and Developmental Center, Anna, Union County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Henneman Engineering Inc. Prairie Engineers, P.C. Ross & Baruzzini, Inc.</p>	\$2,316,300
321-110-068	<p>Replace Water Main Piping Department of Human Services Ludeman Developmental Center, Park Forest, Cook County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Juneau Associates, Inc., P.C. Milhouse Engineering and Construction, Inc. Rubinos and Mesia Engineers, Inc.</p>	\$3,120,300

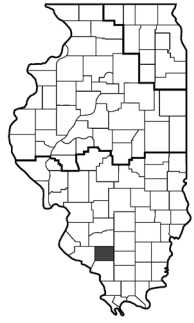
SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
321-115-071	<p>Replace Absorber with an Air-Cooled Chiller Department of Human Services Madden Mental Health Center, Hines, Cook County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Interface Engineering, Inc. Melvin Cohen and Associates, Inc. O & N Engineering-Development, P.C.</p>	\$1,750,600
506-149-005	<p>Replace Floor/Repair Roof and Ceiling Abraham Lincoln Presidential Library and Museum Complex Springfield, Sangamon County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Graham and Hyde Architects, Inc. IDG Architects, Inc. Prather Tucker Associates, Inc.</p>	\$1,458,300
546-000-010	<p>Assess Security Doors - Southern Region Department of Military Affairs</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Allied Design Consultants, Incorporated Raibley & Wright Design Group, Ltd. Woolpert Architecture, LLC</p>	\$ 100,000
750-020-016	<p>Replace Roofing System - South and Center Wings Office of the Secretary of State William G. Stratton Building, Springfield, Sangamon County</p> <p><i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. Kenyon & Associates Architects, Inc. Sarti Architectural Group, Inc.</p>	\$ 933,200

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
750-110-001	Update Fire Alarm and Sprinkler System Office of the Secretary of State State Museum, Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Farnsworth Group, Inc. Henneman Engineering Inc. Webb Engineering Services, Inc.	\$ 747,600

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 039-060-055
PROJECT DESCRIPTION: Repair Grandstand
PROJECT LOCATION: Department of Agriculture
DuQuoin State Fairgrounds, Perry County
APPROPRIATION AMOUNT: \$2,369,500
ESTIMATED TOTAL PROJECT COST: \$2,369,500

PROJECT SCOPE OF WORK:

The Grandstand (O0041) is a 49,185 square foot, two-story building constructed in 1946.

The scope of work provides for masonry tuckpointing and replacement, selectively repairing or replacing damaged decorative stone, removing and replacing corroded steel lintels, repairing rusted structural steel and removing and replacing the existing stage floor covering. The work also includes removing and replacing existing roof shingles and membrane, insulation, flashings and roofing accessories, in addition to selectively removing damaged wood roof deck boards, painting the lower side of the roof deck and its structure and replacing neon signage.

The existing paint on the lower side of the grandstand roof and roof structure is suspected to contain lead.

The State Historic Preservation Office should be consulted during every phase of this project.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 039-150-190

PROJECT DESCRIPTION: Replace HVAC - Emmerson Building

PROJECT LOCATION: Department of Agriculture
Illinois State Fairgrounds, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 838,500

ESTIMATED TOTAL PROJECT COST: \$ 838,500

PROJECT SCOPE OF WORK:

The Emerson Building (O0102) is a 59,700 square foot, 3-story building constructed in 1931.

The scope of work provides for replacing the heating and air conditioning units, temperature controls, modifications to electrical, piping, roofing and other associated items.

The building roof is being replaced under CDB project 039-150-187. Appropriate care should be taken to preclude any damage and to maintain the roofing warranty throughout the project. If any modifications to the new roof are required, the contractor shall engage the manufacturer's authorized representatives to perform such work.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 040-020-067

PROJECT DESCRIPTION: Replace Water Mains

PROJECT LOCATION: Department of Veterans' Affairs
Illinois Veterans' Home at Manteno, Kankakee County

APPROPRIATION AMOUNT: \$2,038,000

ESTIMATED TOTAL PROJECT COST: \$2,038,000

PROJECT SCOPE OF WORK:

The Illinois Veterans' Home at Manteno is a 38-building facility established in 1930.

The scope of work provides for removing and replacing all existing domestic water mains, isolation valves and fire hydrants, including replacing the service going in to every building.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 120-135-070
PROJECT DESCRIPTION: Upgrade Ash Handling System
PROJECT LOCATION: Department of Corrections
Logan Correctional Center, Lincoln, Logan County
APPROPRIATION AMOUNT: \$1,672,500
ESTIMATED TOTAL PROJECT COST: \$1,672,500

PROJECT SCOPE OF WORK:

The Logan Correctional Center is a 69-building facility established in 1930.

The scope of work provides for replacing the ash handling and coal conveying system to meet all IEPA regulations and the needs of the facility, including replacing the settling pond system with a vacuum ash collection system, removing any remediation of the settling pond and returning the area to usable space. The work also includes replacing the existing conveyor system to a wrapped-belt system capturing the coal and keeping coal dust on the conveyor system. Accessories such as new rollers and containment systems are part of this scope, as well as new conveyor belt tensioning systems, repairs to the steel components and replacing the loading drag and hopper assemblies and providing belt sweeps and cleaners.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 125-080-004

PROJECT DESCRIPTION: Replace Security Locks, Doors, Windows, Furnishing and Equipment

PROJECT LOCATION: Department of Juvenile Justice
Illinois Youth Center - Warrenville, DuPage County

APPROPRIATION AMOUNT: \$3,409,600

ESTIMATED TOTAL PROJECT COST: \$3,409,600

PROJECT SCOPE OF WORK:

The Illinois Youth Center is a 20-building facility established in 1973.

The scope of work provides for replacing existing furnishings and equipment with new suicide prevention furnishings and equipment in a residential living unit containing approximately 12 cells. The work also provides for selectively removing existing maximum-security grade locks, commercial grade locks, doors and door frames and replacing them with new locks, doors and frames meeting similar security standards suitable for a maximum-security facility. The scope also provides for removing existing windows and doors and replacing them with new windows and doors that are both energy-efficient and provide a suitable level of security.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 250-020-044

PROJECT DESCRIPTION: Renovate the Bilandic Building

PROJECT LOCATION: Department of Central Management Services
Michael A. Bilandic Building, Chicago, Cook County

APPROPRIATION AMOUNT: \$2,000,000

ESTIMATED TOTAL PROJECT COST: \$25,000,000

PROJECT SCOPE OF WORK:

The Michael A. Bilandic Building (J0200) is a 420,367 square foot, 24-story building constructed in 1923.

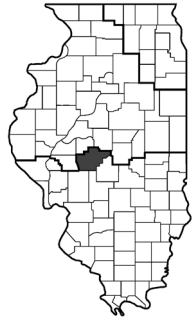
The scope of work provides for renovating the Michael A. Bilandic Building. The work will include improvements to the security and life-safety systems in the building, including upgrading physical barriers on the ground level, public access areas and outside the building; replacement of the fire alarm system; providing additional audio and visual alarm devices; upgrading egress lighting and provisions for emergency power for critical life-safety devices. The work also includes mechanical and electrical upgrades, such as energy-efficient lighting throughout the facility and replacing fan drives for the ventilation system. Replacement of the roofing system and interior renovations to allow for new and reconfigured office space, including all associated HVAC, life-safety, plumbing and security modifications are also included in the project.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

This work will require multiple bid packages to expedite the completion of the work to meet an accelerated project schedule. Work associated with the building security will be the highest priority for early completion.

A combined MBE/WBE goal of 25 percent is applicable to the A/E team. A VBE goal of 4 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 250-041-012

PROJECT DESCRIPTION: Upgrade HVAC System and Lighting

PROJECT LOCATION: Department of Central Management Services
Springfield Regional Office Building, Sangamon County

APPROPRIATION AMOUNT: \$3,437,500

ESTIMATED TOTAL PROJECT COST: \$3,437,500

PROJECT SCOPE OF WORK:

The Springfield Regional Office Building (J0110) is a 33,500 square foot, 2-story building constructed in 1968.

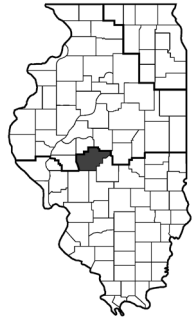
The scope of work provides for renovating the HVAC system, installing a new temperature control and energy management system, removing and replacing VCT floor tiles, ceiling grid and tiles and windows. Work also includes providing a new revolving door at the main entrance, plus providing new light fixtures and branch circuits.

This project includes funding for the abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 250-100-010

PROJECT DESCRIPTION: Repair Exterior - South Building

PROJECT LOCATION: Department of Central Management Services
The Franklin Complex, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 910,000

ESTIMATED TOTAL PROJECT COST: \$ 910,000

PROJECT SCOPE OF WORK:

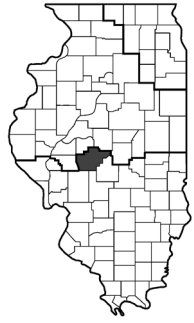
The South Building (J0172) is an 85,842 square foot, 13-story building established in 1948.

The scope of work provides for the removal and replacement of the existing masonry parapet walls supporting the limestone cladding at the upper portion of the South Building. The work also includes removing and replacing approximately 1,900 square feet of roofing, tuckpointing and repairing the masonry elements adjacent to the removal areas and replacing damaged limestone panels.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 250-189-018

PROJECT DESCRIPTION: Replace Chillers

PROJECT LOCATION: Department of Central Management Services
Springfield Computer Facility, Sangamon County

APPROPRIATION AMOUNT: \$3,163,300

ESTIMATED TOTAL PROJECT COST: \$3,163,300

PROJECT SCOPE OF WORK:

The Central Computing Facility (J0146) is a 69,500 square foot, 3-story building established in 1979.

The scope of work provides for replacing the existing chillers and temperature controls, adding cooling towers and related incidental mechanical and electrical work.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 291-240-011

PROJECT DESCRIPTION: Replace Roofing System

PROJECT LOCATION: Illinois State Police
Sterling District 1, Whiteside County

APPROPRIATION AMOUNT: \$ 420,600

ESTIMATED TOTAL PROJECT COST: \$ 420,600

PROJECT SCOPE OF WORK:

The District 1 Headquarters (G0100) is a 23,660 square foot, one-story building established in 1998.

The scope of work provides for replacing approximately 14,700 square feet of roofing with a new adhered membrane system. The work also includes new reflective membrane, high R-value insulation, flashings, trim and any necessary accessories.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 321-015-097

PROJECT DESCRIPTION: Upgrade Facility Energy Management System

PROJECT LOCATION: Department of Human Services
Choate Mental Health and Developmental Center, Anna, Union County

APPROPRIATION AMOUNT: \$2,316,300
ESTIMATED TOTAL PROJECT COST: \$2,316,300

PROJECT SCOPE OF WORK:

The Choate Mental Health and Developmental Center is a 53-building facility established in 1872.

The scope of work provides for replacing the entire energy management system at the Choate Mental Health and Developmental Center.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 321-110-068

PROJECT DESCRIPTION: Replace Water Main Piping

PROJECT LOCATION: Department of Human Services
Ludeman Developmental Center, Park Forest, Cook County

APPROPRIATION AMOUNT: \$3,120,300

ESTIMATED TOTAL PROJECT COST: \$3,120,300

PROJECT SCOPE OF WORK:

The Ludeman Developmental Center is a 70-building facility established in 1972.

The scope of work provides for replacing the site water mains, fire hydrants and service to each building.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 321-115-071

PROJECT DESCRIPTION: Replace Absorber with an Air-Cooled Chiller

PROJECT LOCATION: Department of Human Services
Madden Mental Health Center, Hines, Cook County

APPROPRIATION AMOUNT: \$1,750,600

ESTIMATED TOTAL PROJECT COST: \$1,750,600

PROJECT SCOPE OF WORK:

The Administration Building (BP013) is a 128,500 square foot, 2-story building established in 1965.

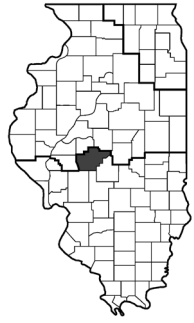
The scope of work provides for removing and replacing the absorption chiller.

This project includes funding for the abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 506-149-005

PROJECT DESCRIPTION: Replace Floor/Repair Roof and Ceiling

PROJECT LOCATION: Abraham Lincoln Presidential Library and Museum Complex
Springfield, Sangamon County

APPROPRIATION AMOUNT: \$1,458,300

ESTIMATED TOTAL PROJECT COST: \$1,458,300

PROJECT SCOPE OF WORK:

The Abraham Lincoln Presidential Library (A1952) is a 100,000 square foot, 4-story building established in 2002. The Abraham Lincoln Presidential Museum (A1953) is a 99,800 square foot building constructed in 2002.

The scope of work provides for coating the roofs of the ALPLM with an elastomeric roof coating. The work also includes verifying the condition of the roof drains, repairing membrane and addressing some metal flashing. The scope also provides for removing the existing tile floor, preparing the existing substructure and installing new flooring, as well as the repairing damaged drywall and providing ventilation to the top of PLAZA 1-000.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 546-000-010

PROJECT DESCRIPTION: Assess Security Doors - Southern Region

PROJECT LOCATION: Department of Military Affairs

APPROPRIATION AMOUNT: \$ 100,000

ESTIMATED TOTAL PROJECT COST: \$ 100,000

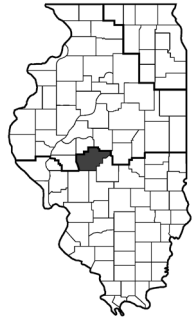
PROJECT SCOPE OF WORK:

The scope of work provides for surveying approximately 23 armories/readiness centers for the purpose of establishing funding for upgrading security features of exterior doors for compliance with Antiterrorism/Force Protection (ATFP) requirements set forth in the Unified Facilities Criteria (UFC) 4-023-07. The survey may include recommendations for removal and replacement or upgrades to doors, frames, hardware and walls in which doors are located, plus selectively providing electronic locking hardware and supporting electrical components as required by the UFC. This scope of work is limited to providing descriptions of work required to achieve UFC compliance for each armory/readiness center, plus providing cost estimates as required to establish funding for the project(s).

Southern Region: Alton (Storefront Lease), Beardstown, Bloomington, Champaign, Danville, Decatur, East Saint Louis, Effingham, Lawrenceville, Litchfield, Macomb, Marion, Mattoon, Mid America (Shiloh), Mt. Vernon, Murphysboro, Normal, Paris, Quincy, Sparta, Sullivan, Urbana and West Frankfort.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 750-020-016

PROJECT DESCRIPTION: Replace Roofing System - South and Center Wings

PROJECT LOCATION: Office of the Secretary of State
William G. Stratton Building, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 933,200

ESTIMATED TOTAL PROJECT COST: \$ 933,200

PROJECT SCOPE OF WORK:

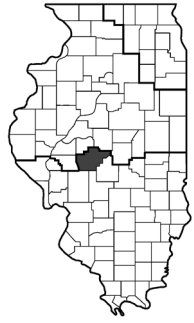
The William G. Stratton Building (M0103) is a 452,523 square foot, 9-story building constructed in 1955.

The scope of work provides for replacing approximately 36,400 square feet of roofing on the center and south wings with new membrane, high R-value insulation, flashings and all necessary accessories.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
August 13, 2019



CDB PROJECT NO: 750-110-001

PROJECT DESCRIPTION: Update Fire Alarm and Sprinkler System

PROJECT LOCATION: Office of the Secretary of State
State Museum, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 747,600

ESTIMATED TOTAL PROJECT COST: \$ 747,600

PROJECT SCOPE OF WORK:

The Illinois State Museum (Y0100) is an 85,666 square foot, 6-story building established in 1961.

The scope of work provides for replacing the existing fire alarm system. The work also includes renovating the existing fire sprinkler system by expanding the coverage area.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

SUBJECT: *Board Concurrence for Selection of Higher Education Architect/Engineer*

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>ESTIMATED TOTAL PROJECT COST</u>
810-028-028	Renovate Mechanical Systems Board of Illinois Community College Board College of DuPage, Glen Ellyn, DuPage County	\$ 445,000

RECOMMENDED FIRMS IN ALPHA ORDER:

1. *AMSCO Engineering Inc.*
2. *Enercon, Ltd. dba Grumman/Butkus Associates*
3. *RTM Engineering Consultants, Inc.*

**CAPITAL DEVELOPMENT BOARD
RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION ARCHITECT/ENGINEER
August 13, 2019**



CDB PROJECT NO: 810-028-028

PROJECT DESCRIPTION: Renovate Mechanical Systems

PROJECT LOCATION: Illinois Community College Board
College of DuPage, Glen Ellyn, DuPage County

APPROPRIATION AMOUNT: \$ 333,750

ESTIMATED TOTAL PROJECT COST: \$ 445,000

PROJECT SCOPE OF WORK:

The College of DuPage is an 8-building facility established in 1973.

The scope of work provides for design services to create a full complement of engineering, drawings and specifications for bidding and permitting purposes, replacing worn and inefficient mechanical equipment, replacement of BAS system, hot replacement of water boiler flues, boiler replacement, HVAC recommissioning and boiler breeching replacement.

Asbestos abatement may be required.

SUBJECT: *Director's Selection / Information Items*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
822-010-130	Install Chilled Water Pump and HVAC Upgrades Board of Higher Education Northern Illinois University, DeKalb, DeKalb County <i>FIRM SELECTED:</i> <i>Interface Engineering, Inc.</i>	\$ 240,000
830-080-015	Construct Storage Building/Install Meters/Upgrades to Ventilation Systems Board of Higher Education University of Illinois, Springfield, Sangamon County <i>FIRM SELECTED:</i> <i>Reifsteck Reid & Company Architects</i>	\$850,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: August 13, 2019

CDB PROJECT NO: 822-010-130

PROJECT DESCRIPTION: Install Chilled Water Pump

PROJECT LOCATION: Board of Higher Education
Northern Illinois University, DeKalb, DeKalb County

PROJECT AMOUNT: \$240,000

PROJECT SCOPE OF WORK:

The Northern Illinois University is a 96-building facility established in 1897.

The scope of work provides for the installation of a water pump and all necessary accessories.

ARCHITECT/ENGINEER: Interface Engineering, Inc. 34078
100 South Wacker Dr. Suite 350
Chicago, IL 60606

APPROVED BY THE EXECUTIVE DIRECTOR: July 11, 2019

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: August 13, 2019

CDB PROJECT NO: 830-080-015

PROJECT DESCRIPTION: Construct Storage Building/Install Meters/Upgrades

PROJECT LOCATION: Board of Higher Education
University of Illinois, Springfield, Sangamon County

PROJECT AMOUNT: \$850,000

PROJECT SCOPE OF WORK:

The University of Illinois at Springfield is a 789,004 square foot, 59-building campus constructed in 1970.

The scope of work provides for constructing a 350 square foot hazardous material storage building, including installing an HVAC system. The work also provides for installing electric and natural gas meters throughout the campus, upgrading the ventilation systems in the Visual and Performing Arts Building and Public Affairs Center, installing eyewash/shower units and upgrading the outdoor kiln.

ARCHITECT/ENGINEER: Reifsteck Reid & Company Architects 20616
909 Arrow Road
Champaign, IL 61821

APPROVED BY THE EXECUTIVE DIRECTOR: June 25, 2019

CHANGE ORDER FOR BOARD AUTHORIZED PROCEED ORDER

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Percentage of Change Order Work Completed
040-080-001 Phase 2	Department of Veterans' Affairs – Construction of Veteran's Home - Chicago, Cook County, IL	E-10	\$558,400.00	3/12/2019	E-10 \$558,399.60 7/29/2019	15%
		S-5	\$27,081.00	3/12/2019	S-5 \$25,745.23 7/29/2019	0%
		V-6	\$102,706.00	3/12/2019	V-6 \$102,705.84 7/29/2019	55%
					TOTAL: \$686,850.67	
120-175-130 Phase 2	Department of Corrections - Demolish Administration Building – Menard Correctional Center – Menard, Randolph County	G-8	\$600,000	11/13/2018	G-8A \$53,810.58 3/6/2019	100%
		G-8R	\$330,000	3/12/2019	G-8B \$59,778.99 4/3/2019	100%
			TOTAL: \$930,000		G-8C \$159,488.76 6/18/19	100%
					G-8D \$46,838.45 6/21/19	100%
					G-8E \$135,525.03 7/23/2019	100%
					TOTAL: \$455,441.81	

QUARTERLY REMOBILIZATION PROJECT REPORT

Project Number	Project Description	Proceed Order, RFP, or Mod Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFP/Mods and Date Executed	Percentage of RFP/Mod Work Completed
810-018-006 Phase 3	Illinois Department of Higher Education - Building Interior - Olive-Harvey Community College – Chicago Cook County, IL	E-3039B	\$840,050.31 5/14/2019	N/A	90%
		E-3039D	\$381,119.56 5/14/2019	N/A	75%
816-010-038	Illinois Department of Higher Education – Campus Roadway and Sidewalk Improvements – Governor’s State University – Will County, IL	G-09	\$211,358.49 7/30/2019	N/A	0%

FY20 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 9, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 13, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 10, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 8, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 13, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 10, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 14, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 11, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 10, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 14, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 12, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 9, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference